

Affordable Housing Coalition

Tuesday, May 15, 2012

10:00 AM to 12:00 PM

MINUTES

Members Present: See attached sign in sheet

1. Introductions/Announcements:

- Community Development Forums
 - Harrison Community Center (Lincoln Park), 5/22/12 at 6:30
 - Grant Community Center (East Hillside), 5/24/12 at 6:30
- 6/5/12 One Roof Community Housing Organization (the merger of Neighborhood Housing Services with Northern Community Land Trust) will celebrate their Grand Opening with an old fashioned community picnic at their new location, Central Hillside Community Center--12 East 4th St., on Tuesday., June 2nd from 4:30 to 6:30.
- Pam Benson announced that the HRA received five (5) new VASH vouchers for veterans.
- Jim Soderberg announced that CHUM as received an ARM Certification.
- Dan Peterson introduced a new case manager at HDC – Maggie Giselle
- Carol Schultz announced that the Governor signed bonding bills for housing (\$3.5 million and for public housing improvements (\$5.5 million)
- The City's Community Development Committee will hold a Public Hearing regarding changes to the 2011 & 2012 Action Plan to include additional ESG program funding. The Public Hearing will be held in City Council chambers on Tuesday, June 26, 2012.
- Nancy Cashman announced that Center City Housing as two job openings for case managers.
- Pam Kramer announced requested that people go online to Facebook, YMCA or LISC to vote for Fair Food Access.

2. **Approvals of April Minutes/Additions to May Agenda:** A motion was made by Scott Yeazle and seconded by Kim Crawford to accept the April minutes.

3. **Treasurer's Report** – Carol reported as of April 30, 2012 there was a balance of \$1,445.04

4. City/County Staff Discussion Items

- Laura DeRosier reported on the 2011 **Super NOFA (CoC) Scoring Breakdown** handout, she will send out a full report to all AHC members.
- Laura also reported on the need to **repurpose \$200,000 of 2011 CoC Funds** because Center City Housing did not receive the MN Housing funds needed to move forward with the 4th Street Housing Project. After meeting with other CoC agencies, it was determined that **Range Transitional Housing** could use part of those funds to lease 7-8

additional units. AICHO expressed interest in using some of the funds to convert transitional units to permanent supportive units, but found that they that activity was not eligible for these funds. Also, HUD said that the funds can only go to one agency. AICHO was going to look at proposing another use to the Leadership Council. They will make the final decision on who will get the 2011 funds at their meeting in June.

- Nancy Cashman made a request that the AHC recommend to the Leadership Council that the **2012 CoC Bonus Funds** (if any) go to the Hillside Project as they will be applying again to MN Housing for Tax Credit funds and to the City for HOME funds, and if funded will be ready to move forward with the project next year. A motion was made by Martin Lepak and seconded by Scott Yeazle to make a recommendation to the Leadership Council to allocate the 2012 CoC Bonus Funds to the Center City 4th St. PSH project.
 - Ben VanTassell and Suzanne Kelley gave a Power Point presentation on the **2011 Housing Indicator Report** completed by the City's Community Development office. The Report and slides are available on the City's Community Development website at http://www.duluthmn.gov/community_development/. information from the report included:
 - The poverty rate in Duluth is higher than the State and Federal poverty rates.
 - The population of college students has increased by 3,500 students over last year.
 - The average wage in Duluth increased by 6% in 2011 and is higher than the average wage in Mankato, St. Cloud and in St. Louis County.
 - The unemployment rate dropped in 2011 to 5/8% (it was 7/9% in 2009). This is the same as the state unemployment rate and below the U.S. rate.
 - The number of homesteaded properties has declined over the past ten years and dropped below 60% in 2011. In comparison, the state is 72% and the U.S. is 65%.
 - The median home value in Duluth increased in 2011—from \$140,000 in 2010 to \$168,000. The increase is due to the increase in value of 5-bedroom home sales because all other home values (1, 2, 3, and 4-bedrooms) showed decline 2011.
 - The reported showed the overall age of the housing stock in Duluth to be much older than in other cities such as St. Cloud and Mankato.
 - Char McLennan reported that the city and county will do a joint RFP process in July for the additional 2011 and 2012 ESG funds.
 - Karen Olesen facilitated the CDBG 2012 Priority Process that CD staff will use at the two community forums. People were asked to put a percentage to the CDBG categories and also within the Public Service category.
- 5. Revisit AHC Vision/Mission/Goals:** Laura reported that the group that had been working on the AHC vision/mission/goals has started working on developing AHC by-laws that will help establish process and procedures for current at future AHC members. The RHC is also developing by-laws and the SLC Leadership Council has completed their by-laws. The AHC group will continue to work on this and bring the draft back to the members in June.

- 6. Meeting Location:** Jeff lead discussion about holding AHC meeting at the Central Hillside Community Center—the new location of One-Roof. The group decided to give it a try by holding their June meeting at that location.
- 7. AHC Leadership:** Martin Lepak reported that the Leadership group met after the last AHC meeting to begin drafting procedures for selecting AHC officers since Jeff's extended term in office ends with the July meeting. AHC members discussed a preference for asking Marting to Serve 18 months rather than just finishing out the term for this year. There was also discussion about electing only the Vice-Chair and having the Vice-Chair automatically move into the Chair position the following year and then a Past-Chair position the following year. Leadership group will meet again before the next meeting and bring back a procedure draft to be voted on and incorporated into the by-laws and a recommendation for the Vice-Chair position to be voted on.
- 8. Committee Meeting Summary**
- At-Home in Duluth Housing Committee – Jeff (Chair)
 - Homeless Response Committee – Laura
 - A written summary from the Committee meetings will go out with the May minutes.
- 9. AHC Agency Presentations:** Due to the lack of time, the Agency Presentation scheduled with Lynn Barbee of Legal Aid Services of NE MN is rescheduled for the July meeting. The Agency Presentations scheduled for June are One Roof and MACV.

The next AHC meeting will be held on Tuesday, June 19, 2012, 10:00 am at One Roof now located at Central Community Center at 12 E 4th Street.

10. AHC Mission/Vision committeeCommittee meeting updates: Meeting will be held at Central Community Center. Will be held Tuesday June 10, 2012. This location to start in June 2012.

11. June Committee Meetings:

The next AHC meeting will be held on Tuesday, June 19, 2012, 10:am – 12:00 pm at the Central Community Center.